AMENDMENT

In the Claims

Please amend the claims as follows:

1. (currently amended) A computer-implemented method for making a preliminary evaluation of [[the]] a probability [[of]] an investor will approval of approve a real estate transaction comprising the steps of:

receiving identifying information comprising at least one of product type, collateral type, and geographic market;

comparing the identifying information to scope data and market hurdle data selected by the investor to determine determining whether the identifying information is acceptable;

if the identifying information is acceptable, presenting a notice that the identifying information is acceptable and receiving product specific information comprising at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income;

determining [[a]] the probability that the real estate transaction will be approved based on the product specific information; and

presenting the probability for the preliminary evaluation of the real estate transaction.

2. (original) The method of Claim 1, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

3. (canceled)

4. (canceled)

5. (original) The method of Claim 1, wherein determining a probability that the transaction will be approved comprises:

calculating a loan size array;

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calculating a minimum price curve;

calculating a maximum price curve;

calculating a proceed cutoff curve; and

determining the position of the amount of the product in relation to the minimum price curve, the maximum price curve, and the proceed cutoff curve.

6.   (original) The method of Claim 5, further comprising the step of displaying the minimum price curve, the maximum price curve, and the proceed cutoff curve on a graph.

7.   (original) A computer-readable medium having computer-executable instructions for performing the steps recited in Claim 1.

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Claims 8 - 17 are canceled.

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18.   (currently amended) A <u>computer-implemented</u> method for using an evaluator software module to determine whether to proceed with a real estate transaction comprising the steps of:

inputting identifying information into <u>a computer on which</u> the evaluator software module <u>is executing, the identifying information</u> comprising at least one of product type, collateral type, and geographic market;

comparing the identifying information to ~~initial criteria~~ <u>scope data and market hurdle data selected by an investor</u> using the evaluator software module;

if the identifying information satisfies the ~~initial criteria~~ <u>scope data and market hurdle data, receiving notice that the identifying information is satisfactory and</u> inputting product specific information into the <u>computer on which the</u> evaluator software module <u>is executing,</u> the product specific information comprising at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income; and

receiving a range of acceptable prices for the real estate transaction based on the product specific information calculated using the evaluator software module.

19.   (original) The method of Claim 18, further comprising determining a rating for the transaction based on the range of acceptable prices using the evaluator software module.

20.   (original) The method of Claim 18, further comprising presenting a graph displaying the range of acceptable prices for the transaction using the evaluator software module.

21.   (original) The method of Claim 18, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

22.   (canceled)

23.   (original) The method of Claim 18, wherein calculating a range of acceptable prices for the transaction using the evaluator software module comprises:

calculating a loan size array;

calculating a minimum price curve;

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calculating a maximum price curve;

calculating a proceed cutoff curve; and

plotting the minimum price curve, the maximum price curve, and the proceed cutoff over the loan size array.

24.   (original) A computer-readable medium having computer-executable instructions for performing the steps recited in Claim 18.

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Claims 25 - 34 are canceled.

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35. (currently amended) A system for evaluating a real estate transaction comprising:

a server computer coupled to a client via a computer network;

a transaction evaluator software module running on the server and operable for receiving data describing the transaction, calculating the price of the transaction for a range of proceed values, determining a probability that the real estate transaction will be approved and a range of acceptable prices for the real estate transaction based on the data describing the transaction, and presenting the determined probability and the range of acceptable prices to the client; and

a data source operable for supplying predetermined criteria for evaluating the transaction to the transaction evaluator software module.

36. (original) The system of Claim 35, wherein the client is operated by a loan originator to evaluate a real estate transaction.

37. (original) The system of Claim 35, wherein the client is operated by a customer to evaluate a real estate transaction.

38. (original) The system of Claim 35, wherein the data source contains investment appetites for an investor.

39. (original) The system of Claim 35, wherein the data source contains current market data.

40. (original) The system of Claim 35, wherein the data source contains weighting factors selected by an investor for desirable transactions.

41. (canceled)

42. (original) The system of Claim 35, wherein the transaction evaluator is operable for receiving identifying information comprising at least one of product type, collateral type, and geographic market.

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43. (original) The system of Claim 42, wherein the transaction evaluator is operable for comparing the identifying information to an initial criteria.

44. (original) The system of Claim 43, wherein, if the identifying information satisfies the initial criteria, the transaction evaluator is operable for receiving at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income.

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